

**STATE PUBLIC WORKS BOARD**

915 L Street, Ninth Floor  
Sacramento, CA 95814-3701  
(916) 445-9694

**STATE PUBLIC WORKS BOARD**

March 13, 1998

**MINUTES****PRESENT:**

Robin Dezember, Chief Deputy Director, Department of Finance  
Peter Stamison, Director, Department of General Services  
James Van Epps, Department of Transportation  
Steve Spears, State Treasurer's Office  
Rick Chivaro, State Controller's Office

**ABSENT:**

Director, Employment Development Department, Advisory Member  
Assembly Member Joe Baca, Legislative Advisor  
Assembly Member Diane Martinez, Legislative Advisor  
Assembly Member Kevin Shelley, Legislative Advisor  
Senator Quentin L. Kopp, Legislative Advisor  
Senator Leroy F. Greene, Legislative Advisor  
Senator Richard G. Polanco, Legislative Advisor

**STAFF PRESENT:**

Sue Bost, Assistant Administrative Secretary, Department of Finance  
Peggy Palmertree, Executive Secretary, State Public Works Board

**CALL TO ORDER AND ROLL CALL:**

The meeting was called to order by Mr. Robin Dezember, Chairperson, Chief Deputy Director, Department of Finance at 10:00 a.m. Ms. Sue Bost, Assistant Administrative Secretary for the State Public Works Board called the roll. A quorum was established.

**APPROVAL OF MINUTES:**

Ms. Bost reported staff had reviewed the February 10, 1998 minutes and believed them to accurately reflect the Board's proceedings at the meeting and recommended approval.

**Hearing no objections, the minutes of February 10, 1998 were unanimously approved.**

## **BOND ISSUES:**

Ms. Bost reported that there were four bond items.

Ms. Bost noted that Item #1 was a master refunding covering 21 previous lease-revenue issuances which are identified on page 3a of the agenda and on Appendix A of the resolution in the backup material. Ms. Bost also noted that Appendix A also identified the outstanding principals of each issuance.

Ms. Bost reported that it is the Board's practice to proceed with refinancings which produce at least a three percent net present value savings over the original financings. Ms. Bost indicated that in some instances this requirement is waived for a portion of the maturities within an issue if the balance of the maturities merit refinancing. The issues proposed for refinancing will meet this general criteria at the time of financing, or the State Treasurer will defer sale until market conditions are more favorable.

Ms. Bost also noted that because the State Treasurer's Office needs to make real-time market judgments, the office requests an authority to proceed which is not date-restricted. The resolution will allow the State Treasurer to re-enter the market at a later time. Ms. Bost also indicated that under all conditions, the refinancings are governed by a true interest cost cap of 6.25 percent per annum and \$810,000,000. At this time, not all of the proposed refinancings are economic.

Ms. Bost reported that staff recommends approval of the resolution.

**A motion was made by Mr. Van Epps and seconded by Mr. Spears to approve Agenda item #1 of the bonds calendar. The motion was unanimously adopted by a 5-0 vote.**

Ms. Bost noted that Item #2 was to adopt a resolution that will authorize interim financing to be repaid from the issuance of lease revenue bond proceeds for the Department of Justice Central Valley Laboratory project to be located in Ripon.

Ms. Bost indicated that the total project costs are \$9,151,000 and that staff recommends approval of the resolution.

**A motion was made by Mr. Chivaro and seconded by Mr. Spears to approve Agenda item #2 of the bonds calendar. The motion was adopted by a 5-0 vote.**

Ms. Bost noted that Item #3 was for a bond sale for the Department of Corrections Emergency Bed projects. The maximum par value of the sale is \$117,500,000, the maximum true interest cost is 6.25 percent.

Ms. Bost indicated that staff recommends approval of the resolution.

**A motion was made by Mr. Spears and seconded by Mr. Chivaro to approve Agenda item #3 of the bonds calendar. The motion was adopted by a 5-0 vote.**

Ms. Bost noted that Item #4 was to a resolution that will authorize interim financing to be repaid from the issuance of lease revenue bond proceeds for the Department of Corrections Correctional Treatment Center project to be located at California State Prison Sacramento.

Ms. Bost reported that the total project costs are \$2,066,000.

Ms. Bost indicated that staff recommends approval of the resolution.

**A motion was made by Mr. Spears and seconded by Mr. Chivaro to approve Agenda item #4 of the bonds calendar. The motion was adopted by a 5-0 vote.**

#### **CONSENT CALENDAR:**

Ms. Bost noted that the consent calendar includes Items #5 through #17.

Ms. Bost indicated that the calendar proposed one request to authorize the sale of surplus property, two requests for site selection and acquisition, one request for purchase option, nine requests for approval of preliminary plans, one request to approve scope change.

Ms. Bost reported that Item #9 for the Lick Observatory scope change required a related 20-day notification letter to the Legislature and that the letter was sent on February 3, 1998, without negative comments.

Ms. Bost noted that staff recommends approval of the revised consent calendar, Items #5 through #17.

**A motion was made by Mr. Van Epps and seconded by Mr. Stamison that the consent calendar be adopted to approve Agenda items #5 through #17. The motion was unanimously approved by a 3-0 vote.**

#### **ACTION ITEMS:**

Ms. Bost reported that there were no action items.

#### **REPORTABLES:**

Ms. Bost indicated there were nine reportables items.

#### **OTHER BUSINESS:**

Ms. Bost reported that there was no other business.

#### **NEXT MEETING:**

Ms. Bost noted that the next PWB meeting is scheduled for April 10, 1998 at 10:00 a.m.

Having no further business, the meeting was adjourned at 10:08 a.m.

## **BOND ITEMS**

### **BONDS – ITEM 1**

#### **REFUNDING LEASE REVENUE BONDS**

##### **VARIOUS (SEE PAGE 3a)**

Bonds under Master Refunding

*Authority: State Building Construction Act of 1955, Title 2, Division 3, Part 10b California Government Code*

#### **a. Adopt a resolution to include the following:**

- (1) Authorize the sale of State Public Works Board (SPWB) bonds to refund the SPWB Lease-Revenue Bonds - 1990 Series A, 1992 Series A, 1994 Series A and 1995 Series A (California State University, Various Projects), 1991 Series A, 1993 Series E and 1994 Series A (California Department of Corrections, Various Prisons), 1987 Series A, 1988 Series A, 1992 Series A, 1993 Series B, 1994 Series A and 1994 Series B (University of California, Various Projects), 1991 Series A, 1992 Series A, 1993 Series A, 1994 Series A and 1994 Series B (California Community Colleges, Various Projects), 1991 Series A (Franchise Tax Board), 1991 Series A (Office of Energy Assessments), 1993 Series A (Library and Courts Annex Building Complex) (Department of General Services), 1992 Series A (Secretary of State), 1995 Series A (Department of Justice).
- (2) Approve the form of and authorize the delivery of Site Leases and amendments to Site Leases, as needed.
- (3) Approve the form of and authorize the delivery of Facility Leases and amendments to Facility Leases, as needed.
- (4) Approve the form of and authorize the delivery of Construction Agreements and amendments to Construction Agreements, as needed.
- (5) Approve the form of and authorize the execution of one or more Indentures and amendments to Indentures, as needed.
- (6) Approve the form of and authorize the execution of one or more amendments to resolutions, as needed.
- (7) Approve the form of and authorize the execution of one or more Equipment Leases or amendments to Equipment Leases as needed.
- (8) Approve the form of and authorize the execution and delivery of one or more Preliminary Official Statements and Official Statements.

Approve other related actions in connection with the authorization, issuance, sale, and delivery of said lease revenue bonds and said refunding lease revenue bonds.

**APPROVED.**

## **BOND ITEM**

### **STAFF ANALYSIS – ITEM 1**

Refunding lease revenue bonds, California State University; various projects, California Department of Corrections; various prisons, University of California; various projects, California Community Colleges; various projects, Franchise Tax Board, Office of Energy Assessments, Department of General Services; Library and Courts Annex Building Complex, Secretary of State, Department of Justice; Bonds under Master Refunding

The resolution authorizes the issuance of refunding bonds for prior issuances that will be evaluated for refunding.

For the refunding, the maximum PAR is recommended not to exceed \$1,221,775,000 (the outstanding principals) with a present value savings of three percent. These issuances and their outstanding principals are listed in Appendix A of the resolution that is in your backup material. A portion of these refundings have been previously authorized by the Board; this resolution supersedes those authorizations and provides a singular authorization for refundings. While the authorization is for the entire outstanding principal, the refundings will undoubtedly be less since not all series will meet the Board's three percent threshold.

It is the Board's practice to proceed with refinancings which produce at least a three percent net present value savings over the original financings. In some instances, this requirement is waived for a portion of the maturities within an issue if the balance of the maturities merit refinancing and it makes sense to refinance the entire issue. The issues proposed for refinancing will meet this general criteria at the time of financing, or the State Treasurer will defer sale until market conditions are more favorable.

## **BOND ITEMS**

### **BONDS – ITEM 2**

**DEPARTMENT OF JUSTICE (0820)**  
**NORTHERN SAN JOAQUIN VALLEY**  
**SAN JOAQUIN COUNTY**  
Central Valley Replacement Laboratory

*Authority: Chapter 162/96, Item 0820-301-0001(1)*  
*Chapter 282/97, Item 0820-301-0001(1)*  
*Chapter 282/97, Item 0820-301-0660(1)*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Justice and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Justice and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Justice and the State Public Works Board.
- (5) Authorize the use of interim financing, to be repaid from the State Building Construction Fund from the proceeds from the sale of bonds.

**Total Estimated Project Cost:     \$9,151,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – ITEM 2

Department of Justice, Central Valley Replacement Laboratory

#### Action Requested

**The requested adoption of this resolution authorizes interim financing of for the construction phase of this project to be repaid from the issuance of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The project constructs a new 31,933 gross square foot forensic laboratory including work, parking, and utilities in Ripon, CA, to replace the existing laboratories in Stockton and Modesto with a single facility. The administrative area consists of the following: reception area, records file room, copy and supplies room, employee room, conference room, library, showers and lockers, separate rest rooms for both employees and visitors, and office space for a staff of 27.

The laboratory area includes the following: evidence reception area, evidence viewing room, evidence vault with walk-in freezer, refrigerator, drying cabinets, drug storage vault, and lab storage, firearms exam area, firearms vault, test fire tank and firing range, general exam area, serology prep, PCR amplification, trace evidence rooms and trace microscopy area (2 ea.), instrument room, clean lab room, vehicle exam with lift, dark room, blood alcohol/intox, and maintenance shop.

#### Funding and Project Cost Verification

**This project is within cost.**

\$9,151,000 total project cost

\$10,000 land acquisition (administrative costs only; land donated by the City of Ripon)

\$827,000 project costs previously allocated: preliminary plans and working drawings

\$8,314,000 to be allocated: \$7,337,000 for construction contracts, \$367,000 for contingency, and \$610,000 for project administration

#### CEQA

A Notice of Determination was filed at the State Clearinghouse on June 13, 1997. The review period ended on July 13, 1997 with no public comment.

#### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:	July 14, 1997
Working drawings approved:	December 18, 1997
Complete construction:	January 1999

**Staff Recommendation: Approve resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 3**

#### **DEPARTMENT OF CORRECTIONS (5240)**

Emergency Bed, Various Projects

*Authority: Chapter 303/95, Item 5240-301-660*

**a. Adopt a resolution to:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Site Leases or amendments to Site Leases as required between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Facility Leases or amendments to Facility Leases as required between the Department of Corrections and the State Public Works Board.
- (5) Approve the form of and authorize the execution of an Indenture or a Supplemental Indenture as required between the State Treasurer and the State Public Works Board.
- (6) Approve the form of and authorize the execution and delivery of a Preliminary Official Statement.
- (7) Approve the form of and authorize the execution and delivery of an Official Statement.
- (8) Approve other related actions in connection with the authorization, issuance, sale, and delivery of said revenue bonds.

**Total Estimated Project Cost: \$116,082,000**

**APPROVED.**



## BOND ITEM

### STAFF ANALYSIS – ITEM 3

Department of Corrections, Emergency Beds, Various Projects

#### Action Requested

**The requested action would authorize the sale of SPWB lease revenue bonds.**

#### Scope Description

The Emergency Bed Program provided additional male inmate beds to met an anticipated deficiency in male beds. Ten lease-revenue bond-funded projects for the Emergency Bed Program were approved in Chapter 303, Statutes of 1995. These projects included the construction of 24 new dormitory housing units and the required support facilities. The support facilities included medical clinics, education classrooms, administration buildings and food service modifications.

#### Funding and Project Cost Verification

**This project is within cost.**

\$116,082,000      total project

\$117,000,000      estimated cost of issuance

#### CEQA

N/A

#### Project Schedule

All projects are completed and occupied except Avenal.

**Staff Recommendation:      Approve resolution.**

## **BOND ITEMS**

### **BONDS – ITEM 4**

**DEPARTMENT OF CORRECTIONS (5240)**  
**CALIFORNIA STATE PRISON, SACRAMENTO**  
**REPRESA, SACRAMENTO COUNTY**  
Correctional Treatment Center

*Authority: Chapter 282/97, Item 5240-303-0660(1)*

**a. Adopt a resolution to include the following:**

- (1) Authorize the sale of the State Public Works Board Lease Revenue Bonds.
- (2) Approve the form of and authorize the execution of the Construction Agreement between the Department of Corrections and the State Public Works Board.
- (3) Approve the form of and authorize the execution of a Facility Lease between the Department of Corrections and the State Public Works Board.
- (4) Approve the form of and authorize the execution of a Site Lease between the Department of Corrections and the State Public Works Board.
- (5) Authorize the use of interim financing to be repaid from the Public Works Board Construction Fund from the proceeds from the sale of bonds.

**Total estimated project cost:        \$2,066,000**

**APPROVED.**

## BOND ITEM

### STAFF ANALYSIS – ITEM 4

Department of Corrections, California State Prison, Sacramento - Sacramento County

#### Action Requested

**The requested adoption of this resolution authorizes the interim financing for the construction phase of this project to be repaid from the issuance of lease revenue bonds.**

#### Scope Description

**This project is within scope.** The Correctional Treatment Center (CTC) licensing project provides the existing medical facility at California State Prison, Sacramento with the building modifications needed to meet Title 24 requirements identified in the California Code of Regulations for a CTC license. Major project components include additional space for medical records and medical supplies and the interior modification of the existing medical building to provide all services required by the code.

#### Funding and Project Cost Verification

**This project is within cost.**

\$2,066,000 total estimated project cost

\$361,000 project cost previously allocated: \$144,000 preliminary plans, \$217,000 working drawings

\$1,705,000 proposed funding necessary: \$1,230,000 contract, \$86,000 contingency, \$244,000 project administration, \$145,000 agency retained (guarding costs and telecommunications)

#### CEQA

A Notice of Exemption was filed at the State Clearinghouse on May 8, 1996. The review period ended on June 12, 1996 with no public comment.

#### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:	September 5, 1995
Working drawings approved:	July 12, 1997
Complete construction:	June 21, 1999

**Staff Recommendation: Approve resolution.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 5**

**DEPARTMENT OF GENERAL SERVICES (1760)  
REAL ESTATE SERVICES DIVISION (RESO)  
DEPARTMENT OF MENTAL HEALTH (4440)  
NAPA STATE HOSPITAL (PORTION), NAPA COUNTY**

*Authority: Chapter 323, Statutes of 1983*

**a. Authorize the sale of State surplus land**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 5

Department of General Services, Real Estate Services Division  
Department of Mental Health, Sale of Surplus Land

#### Action Requested

**The requested action will authorize the sale by the Director of General Services of certain surplus State-owned real property located at the southerly boundary of the Napa State Hospital property in Napa County, comprising approximately 101.2 acres of unimproved land.**

#### Scope Description

**There is no scope for this project.** The State has received a cash offer from SYAR Industries, Inc. at the appraised amount of \$406,000. SYAR is the adjoining owner of this landlocked surplus parcel and has been leasing it from the State for quarry purposes since 1961. The State Lands Commission approved the sale of the mineral rights to this parcel on May 12, 1997 based upon the appraised value thereof.

#### CEQA

N/A

**Staff Recommendation: Authorize sale of surplus land.**

## CONSENT ITEMS

### CONSENT – ITEM 6

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**ANZA-BORREGO DESERT STATE PARK**  
**SAN DIEGO COUNTY**  
Department Parcel Numbers A15901 & A15902 (DPR - 1135)

*Authority: Chapter 282/97, 3790-301-0545(1)*  
*Fish & Game Code Section 2787(a)(2)*  
*Public Resources Code Section 5907(b)(1)(B)*

- a. Approve site selection and acquisition**
- b. Approve no cost option**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 6

Department of Parks and Recreation, Anza-Borrego Desert State Park

#### Action Requested

**The request will permit the purchase of one parcel, approximately 1185 acres (with an associated donation of approximately 237 acres), as an addition to the Anza-Borrego Desert State Park.** Acquisition is sought in fee. In addition, the authorization will permit the Department to enter into a two-year no-cost conditional option to purchase additional property within the overall project area. DPA will request approval of any option purchase.

#### Scope Description

**This acquisition is within scope.** The legislature has approved the funding for the purchase of additions to Anza-Borrego Desert State Park in the Sentenac Canyon area, without specifying particular parcels.

### Funding and Project Cost Verification

**This project is within cost.** The project is eligible for funding from the identified fund sources. The statutory and Budget Act appropriations (in the cited items) currently have sufficient balances for the Department's portion of the acquisition, \$1,185,000. This acquisition is consistent with the Department's overall plan for these funds. The total \$2,550,000 purchase price is comprised of:

\$200,000	Habitat Conservation Fund
\$985,000	River Parkway Subaccount
\$200,000	Environmental Enhancement and Mitigation (EEM) grant
\$880,000	Transportation Enhancement Activities (TEA) grant
\$100,000	grant from the National Fish and Wildlife Foundation grant
\$185,000	Anza-Borrego Foundation

### CEQA

The Department certifies that the requirements of CEQA have been met. A Notice of Exemption was filed with the State Clearinghouse on May 20, 1997, and the response period expired on June 24, 1997.

### Project Schedule

The anticipated close of escrow is in May of 1998.

### Other

- The purchase price is within the value range approved by DGS staff. The owner has agreed to donate approximately 237 acres and to offer the State a two-year no cost conditional option for the purchase and donation of additional property, subject to the availability of funds. The conditions of the option will not include any obligation for additional purchases. The state is free to not exercise the option without negative financial consequences.
- No environmental hazard assessment was conducted as there were no indications or history of contamination.
- The Department is not aware of any lawsuits pending concerning the property.
- The parcel to be acquired is unimproved. There are structures on the optioned parcel, but that issue would be addressed if and when the option is exercised.
- Implied dedication was considered in the property valuation. A physical inspection of the property, as of the date of value, did not reveal any evidence of present or past public use.

**Staff recommendation: Approve site selection/acquisition and purchase option.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 7**

**DEPARTMENT OF PARKS AND RECREATION (3790)**  
**NAVARRO RIVER REDWOODS STATE PARK**  
**MENDOCINO COUNTY**  
Department Parcel Number A10203 (DPR - 1122)

*Authority: Chapter 587/92, 3790-301-235(1); reapp. by Chapter 282/97, 3790-490-0235(1)*

**a. Approve site selection and acquisition**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 7

Department of Parks and Recreation, Navarro River Redwoods State Park.

#### Action Requested

**The request will permit the fee acquisition of approximately 7.5 acres of unimproved and unoccupied land as an addition to the Navarro River Redwoods State Park.**

#### Scope Description

**This acquisition is within scope.** The Legislature has approved funding to expand Navarro River Redwoods State Park, without specifying particular parcels.

#### Funding and Project Cost Verification

**This project is within cost.** The funding approved by the Legislature for this project is from the Public Resources Account in the amount of \$315,000; the appropriation currently has a balance of \$58,000. The appraised value of the property to be acquired (\$4,500) is well within the remaining balance and the use of this funding for the acquisition of this parcel is consistent with the Department's overall plan.

#### CEQA

The Department certifies that CEQA requirements have been met. A Notice of Exemption was filed with the State Clearinghouse on May 22, 1996, declaring the project is categorically exempt from the EIR process. The 35 day posting and review period was concluded on June 26, 1996.

#### Project Schedule

Escrow is expected to close in April 1998.

#### Other

- The Department conducted a review of the property for evidence of contamination from hazardous and toxic materials. There was no evidence or indications of contamination.
- The Department is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require the delivery of clear title to the state.
- Implied dedication was considered in the property valuation.
- DPR has verified that there are no legal or illegal campers inhabiting the property.

**Staff Recommendation: Approve site selection and acquisition.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 8**

**DEPARTMENT OF PARKS AND RECREATION (3790)**

**BODIE STATE HISTORIC PARK**

**MONO COUNTY**

Stabilize and Repair Buildings, Phase III

*Authority: Chapter 282/97, Item 3790-301-0140(2)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 8

Department of Parks and Recreation - Bodie State Historic Park  
Stabilize and Repair Buildings, Phase III

#### Action Requested

**The requested action will approve preliminary plans and allow proceeding to construction.**

The nature of the repair and restoration work permits the usage of completed preliminary plans to also function as working drawings.

#### Scope Description

**This project is within scope.** This is the third phase of a three-phase program to stabilize 45 buildings at the park. The project work includes foundation work, wall repair, roof replacement and reroofing.

#### Funding and Project Cost Verification

**This project is within cost.**

\$350,000 total estimated project cost

\$0 project costs previously allocated

\$350,000 project costs to be allocated: direct construction \$279,000; agency retained items \$71,000

#### CEQA

The CEQA Notice of Exemption was filed on December 19, 1997 at the State Clearinghouse. There were no challenges to the project and the review period expired on .

#### Project Schedule

**The project schedule is as follows:**

Working drawings complete: N/A

Complete construction: September 2000

#### Other

This project is being completed in-house by DPR staff under the authority by Chapter 288, Statutes of 1997, Section 4(a)(1).

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 9**

**UNIVERSITY OF CALIFORNIA (6440)**  
**SANTA CRUZ CAMPUS, SANTA CRUZ COUNTY**  
Mt. Hamilton Infrastructure Improvements (Santa Clara County)

*Authority: Chapter 282/97, Item 6440-301-0658(27)*

**a. Recognize scope change**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 9

University of California, Santa Cruz, Mt. Hamilton Infrastructure Improvements

#### Action Requested

**The requested action will recognize a change to the project's scope.**

#### Scope Description

**This project is not within scope.** The original project proposed to reconstruct septic tank systems, improve heating systems, correct underground fuel storage tanks, upgrade fire alarm and electrical systems, and reconstruct roadways at the remote Lick Observatory on Mt. Hamilton. During the preparation of working drawings, the Office of the State Fire Marshal recommended installation of an automatic fire sprinkler system to provide additional fire and life safety in the Main Building. The University proposes a scope change to incorporate the installation of an automatic fire sprinkler system. A letter discussing the scope change was sent to the Legislature February 3, 1998.

#### Funding and Project Cost Verification

**This project is within cost.** There is no change in project cost as a result of this scope change. Underground fuel storage tanks which were to have been removed may be abandoned in place under an agreement with the County of Santa Clara. The savings is expected to pay for the sprinkler system.

\$5,758,000     total estimated project cost

\$600,000     project costs previously allocated: preliminary plans \$350,000 (University funds);  
working drawings \$250,000

\$5,158,000     to be allocated for: construction \$5,158,000 (\$4,629,000 contracts, \$231,000  
contingency, \$298,000 A&E costs) at ENR 5734

#### CEQA

**The project continues to be in compliance with CEQA.**

#### Project Schedule

**The project schedule is as follows:**

Preliminary plans approved:     July 1997  
Complete construction:           November 1998

**Staff Recommendation:     Recognize scope change.**

## **CONSENT ITEMS**

### **CONSENT – ITEM 10**

**COMPTON COMMUNITY COLLEGE DISTRICT  
COMPTON COLLEGE  
LOS ANGELES COUNTY**  
Demolition, Phase I

*Authority: Chapter 282/97, Item 6870-301-0658(14)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS – ITEM 10

California Community Colleges, Demolition, Phase I, Compton College

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project demolishes seven vocational technology buildings that have been classified as health and safety hazards that cannot cost effectively be renovated to current building codes. A new vocational technology building, funded as a separate project to replace the seven buildings, is presently under construction and on schedule. The 50,987 gross square feet occupied by the unsafe buildings will be landscaped or paved.

#### Funding and Project Cost Verification

**This project is within cost.**

\$1,136,000 total estimated project cost

\$0 previously allocated for preliminary plans

\$1,136,000 to be allocated: working drawings \$51,000, construction \$1,085,000 (1,045,000 contracts; \$14,000 contingency; \$26,000 testing and inspection) at CCCI 3571

#### CEQA

**This project is in compliance with CEQA.** The replacement and demolition of the vocational technology buildings is addressed in the environmental impact report of the college as a whole. A negative declaration for this particular project was effective March 28, 1997.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved: May 1, 1998.

Complete construction: September 30, 1998.

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 11**

**DESERT COMMUNITY COLLEGE DISTRICT  
COLLEGE OF THE DESERT  
RIVERSIDE COUNTY**  
Math/Social Science Buildings

*Authority: Chapter 282/97, Item 6870-301-0658(12), CFIS # 40.10.111*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 11

California Community Colleges, Math/Social Sciences Buildings, College of the Desert

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project will provide for construction of two buildings which will include: 7,500 asf for classrooms, 3,623 asf for laboratories, 2,323 asf for faculty & administration offices, and 900 asf for meeting rooms.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,566,000	total estimated project cost
\$210,000	previously allocated for preliminary plans
\$5,356,000	to be allocated: working drawings \$200,000, construction \$5,156,000 (\$4,576,000 construction contracts, \$229,000 contingency, \$ 92,000 construction management, and \$259,000 A&E/T&I) at CCCI 3571

#### CEQA

**This project is in compliance with CEQA.** The Notice of Final Determination was filed with the State Clearinghouse on December 10, 1997, and the response period expired on January 9, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:	January 1999
Complete construction:	June 2000

**Staff Recommendation: Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 12**

**LOS RIOS COMMUNITY COLLEGE DISTRICT  
FOLSOM LAKE CENTER  
SACRAMENTO COUNTY**  
On-Site Development

*Authority: Chapter 282/97, Item 6870-301-0658(48)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 12

California Community Colleges, On-Site Development, Folsom Lake Center

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project develops the infrastructure at the site to support the first phase of instructional facilities. The project includes installing electrical, sewer, water and telephone infrastructure; storm drains; a loop road; landscaping and erosion control; a traffic signal; and access road improvements.

#### Funding and Project Cost Verification

**This project is within cost.**

\$5,674,000      total estimated project cost

\$134,000      previously allocated for preliminary plans

\$5,540,000      to be allocated: working drawings \$ 746,000, construction \$4,794,000  
(\$4,328,000 contracts; \$216,000 contingency; \$87,000 construction management;  
\$163,000 A&E/T&I) at CCCI 3571

#### CEQA

**This project is in compliance with CEQA.** The center's EIR was filed with the State Clearinghouse on April 23, 1990.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:    February 1999  
Complete construction:        December 1999

**Staff Recommendation:    Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 13**

**LOS RIOS COMMUNITY COLLEGE DISTRICT  
FOLSOM LAKE CENTER  
SACRAMENTO COUNTY**  
Instructional Facilities, Phase IA

*Authority: Chapter 282/97, Item 6870-301-0658(49)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 13

California Community Colleges, Instructional Facilities, Phase IA, Folsom Lake Center

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** This project will construct new buildings including 5,524 asf for classrooms, 12,000 asf for laboratories, 5,704 asf for offices, 8,090 asf for library, and 2,111 asf for audio visual.

#### Funding and Project Cost Verification

**This project is within cost.**

\$13,861,000      total estimated project cost

\$391,000          previously allocated for preliminary plans

\$13,470,000      to be allocated: working drawings \$623,000, construction \$12,847,000  
(\$11,559,000 contracts; \$616,000 contingency; \$247,000 construction  
management; \$425,000 A&E/T&I) at CCCI 3571

#### CEQA

**This project is in compliance with CEQA.** The center's EIR was filed with the State Clearinghouse on April 23, 1990.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:      February 1999

Complete construction:              August 2000

**Staff Recommendation:      Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 14**

**MT. SAN JACINTO COMMUNITY COLLEGE DISTRICT**  
**MT. SAN JACINTO COLLEGE**  
**RIVERSIDE COUNTY**  
Business & Technology, Secondary Effects

*Authority: Chapter 282/97, Item 6870-301-0658(56)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 14

California Community Colleges, Business & Technology,  
Secondary Effects, Mt. San Jacinto College

#### Action Requested

**The requested action will provide approval of preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** The building provides for construction of a 3,270 asf print shop and removal of the approximately 6,819 asf modular building that was replaced by the new Business and Technology Building, with a net reduction in space of 3,549 asf.

#### Funding and Cost Verification

**This project is within cost.**

\$857,000      total estimated project cost

\$19,000      previously allocated for preliminary plans

\$921,000      to be allocated: working drawings \$64,000, construction \$857,000 (\$696,000 contracts, \$49,000 contingency, \$112,000 A&E/T&I) at CCCI 3571

#### CEQA

A Notice of Exemption was filed with the State Clearinghouse on January 21, 1998. The 30 day waiting period will expire on February 20, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:      October 1998  
Complete construction:              December 1999

**Staff Recommendation:      Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 15**

**PALO VERDE COMMUNITY COLLEGE DISTRICT  
PALO VERDE COLLEGE  
RIVERSIDE COUNTY**  
Phase I Facilities

*Authority: Chapter 282/97, Item 6870-301-0658(58)*

**a. Approve preliminary plans**

**APPROVED.**



## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 15

California Community Colleges, Phase I Facilities, Palo Verde College

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** The building provides for construction of initial facilities (44,593 asf) at a new district-owned site. The project includes 4,350 asf for classrooms, 2,255 asf for media services, 10,674 asf for laboratories, 9,602 asf for faculty and administrative offices and related functions, 7,120 asf for library, 4,014 asf for a learning skills center, 2,500 asf for music recital, 416 asf for data processing, and 3,662 asf for food service.

#### Funding and Cost Verification

**This project is not within cost.** The district has estimated that this project will exceed its current costs by approximately \$600,000 (4 percent of construction) due to an increase in construction contracts cost for additional soil compaction, a city sewer connection fee, and a fire safety water storage tank, and inclusion of a fire sprinkler system which was in the original cost estimate, however was erroneously left out at in the construction budget. The district has committed to deal with this issue during the working drawings phase.

\$17,005,000    total estimated project cost

\$624,000        previously allocated for preliminary plans

\$16,381,000    to be allocated: working drawings \$586,000, construction \$15,136,000  
(\$13,650,000 contracts, \$683,000 contingency, \$218,000 construction  
management, \$585,000 A&E/T&I) at CCCI 3571

#### CEQA

A Final Notice of Determination was filed with the County Clerk of Riverside County on July 1, 1997. The 30 day waiting period expired on July 30, 1997.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:    July 1998

Complete construction:         May 2001

**Staff Recommendation:    Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 16**

**SAN JOSE-EVERGREEN COMMUNITY COLLEGE DISTRICT  
EVERGREEN VALLEY COLLEGE  
SANTA CLARA COUNTY**  
Biology/Nursing Addition

*Authority: Chapter 282/97, Item 6870-301-0658(71)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 16

California Community Colleges, Biology/Nursing Addition, Evergreen Valley College

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** Minor adjustments have been made during refinement of the design, including the reallocation of meeting room and storage space into additional instructional labs. The project will provide for construction of two new buildings which will add 24,368 asf for nursing and biology instruction with 14,464 asf for teaching laboratories, 4,094 asf for lecture, 3,481 asf for offices, and 2,329 asf for meeting rooms and storage.

#### Funding and Project Cost Verification

**This project is within cost.**

\$9,463,000     total estimated project cost

\$229,000     previously allocated for preliminary plans

\$9,234,000     to be allocated: working drawings \$429,000, construction \$8,805,000 (\$7,919,000 contracts, \$396,000 contingency; \$158,000 construction management, \$332,000 administration, testing and inspection) at CCCI 3571

#### CEQA

**This project is in compliance with CEQA.** A negative declaration for this particular project was filed with Santa Clara County in February and was effective March 4, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:     September 1, 1998

Complete construction:             April 15, 2000

**Staff Recommendation:     Approve preliminary plans.**

## **CONSENT ITEMS**

### **CONSENT - ITEM 17**

**REDWOODS COMMUNITY COLLEGE DISTRICT  
COLLEGE OF THE REDWOODS  
HUMBOLDT COUNTY**  
Library & Media Service

*Authority: Chapter 282/97, Item 6870-301-0658(62)*

**a. Approve preliminary plans**

**APPROVED.**

## CONSENT ITEMS

### STAFF ANALYSIS - ITEM 17

California Community Colleges - Library and Media Services, College of the Redwoods

#### Action Requested

**The requested action will approve preliminary plans and release working drawing funds.**

#### Scope Description

**This project is within scope.** The 28,415 asf library includes: 17,729 asf for library functions with communications support rooms and reception, 4,486 asf for learning assistance and tutoring, and 6,200 asf for audio visual and distance learning functions.

#### Funding and Cost Verification

**This project is within cost.**

\$11,238,000    total estimated cost

\$392,000        previously allocated for preliminary plans

\$10,846,000    to be allocated: working drawings \$407,000, construction \$10,439,000  
(\$9,442,000 contracts, \$472,000 contingency, \$336,000 A&E/T&I, \$189,000  
construction management) at CCCI 3571

#### CEQA

**This project is in compliance with CEQA.** A Notice of Final Determination was filed with the State Clearinghouse on January 20, 1998. The response period expired on February 19, 1998.

#### Project Schedule

**The project schedule is as follows:**

Working drawings approved:    July 1998  
Complete construction:         April 2000

**Staff Recommendation:    Approve preliminary plans.**

## REPORTABLES

To be presented at meeting.

Date:

Respectfully Submitted,

TOM DITHRIDGE  
Administrative Secretary

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